

EXHIBIT Q



Building approved it.

Emad Elmagraby, P. E., C.B.O., C.P.M.
Field Services Section Chief
Arlington County Government
Dept. of Community, Planning, Housing and Development
Inspection Services Division
2100 Clarendon Blvd., Suite 1000
Arlington, VA 22201
TEL: 703.228.7094
TTY: 703.228.4611

Inspection Services Division is an IAS Accredited Building department

From: Doug DeLuca <ddeluca@federalcompany.com>
Sent: Tuesday, December 17, 2019 1:55 PM
To: Emad Elmagraby <EElmagraby@arlingtonva.us>
Cc: Kimberly Kalaha <kkalaha@arlingtonva.us>; Juanita F. Ferguson <jferguson@beankinney.com>
Subject: Re: 6122 le Hwy

EXTERNAL EMAIL

CAUTION : Are you expecting this attachment?

Hi Chief,
Just checking in on the amendments that were turned in last week. I am also copying you and Mrs. Kalaha with the original photos showing what was existing and replaced.
<image007.jpg>

Replacement of Existing Garage Apartment 2' wide steps

<image008.jpg>

Replacement of existing roof after tree damage

<image009.jpg>

Replacement and Repair of existing side deck

<image010.jpg>

Replacement of existing side portico and sun room patio

Thank you,
Doug

Doug DeLuca
FEDERAL CONSTRUCTION COMPANY, LLC
703.625.0058
WWW.FEDERALCOMPANY.COM

<image011.jpg>

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On Dec 6, 2019, at 6:44 AM, Emad Elmagraby <EElmagraby@arlingtonva.us> wrote:

Yes pleas, I'm copying Kim form zoning as well so she can be aware.

Emad Elmagraby, P. E., C.B.O., C.P.M.
Field Services Section Chief
Arlington County Government
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-----Original Message-----

From: Doug DeLuca <ddeluca@federalcompany.com>
Sent: Friday, December 6, 2019 6:43 AM
To: Emad Elmagraby <EElmagraby@arlingtonva.us>
Subject: Lee Highway

EXTERNAL EMAIL : This email originated from outside of Arlington County. Please be mindful of phishing attempts. When in doubt, call the TSC or use the Report Message button in your Outlook ribbon bar.

Good morning Chief Elmagraby,
The engineer is planning on having the update to the house and garage revision completed Monday. I have ordered the new survey to reflect the set backs, side mudroom and rear deck as well as an updated lot coverage per zoning.. Apex survey is planning on having the survey complete Wednesday. Should I plan on Resubmitting plans on Tuesday and follow Wednesday with the survey and lot coverage worksheet?

Thank you for your assistance.

Best regards,
Doug

Doug DeLuca
Sent from my iPhone

From: Emad Elmagraby <EElmagraby@arlingtonva.us>
Subject: RE: 6122 le Hwy
Date: December 18, 2019 at 1:01:38 PM EST
To: Doug DeLuca <ddeluca@federalcompany.com>, Kimberly Kalaha <kkalaha@arlingtonva.us>
Cc: "juanita F. Ferguson" <jferguson@beankinney.com>

Doug,

Can we meet on site this Friday?

Emad Elmagraby, P. E., C.B.O., C.P.M.
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Thank you so much Kimberly. I sent the photos because it depicts that everything was a replacement. Thank you Chief.

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On Dec 17, 2019, at 2:30 PM, Kimberly Kalaha <kkalaha@arlingtonva.us> wrote:

I have it on my list to do tomorrow. I will then make sure that Historic Preservation gets to take a look at the permit for the main dwelling.

Thank you,

Kim Kalaha

Management Analyst
Assistant Manager, Plan Review
Arlington County Zoning Office
Department of Community Planning, Housing and Development

2100 Clarendon Boulevard, Suite #1000
Arlington, VA 22201
kkalaha@arlingtonva.us
(703)228-3894

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CPHD Mission Statement – *Promoting the improvement, conservation and revitalization of Arlington's physical and social environment.*

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Thank you for your assistance.

Best regards,
Doug

Doug DeLuca
Sent from my iPhone

Begin forwarded message:

From: Emad Elmagraby <EElmagraby@arlingtonva.us>
Subject: RE: 6122 le Hwy
Date: December 19, 2019 at 6:25:25 AM EST
To: Doug DeLuca <ddeluca@federalcompany.com>
Cc: Kimberly Kalaha <kkalaha@arlingtonva.us>

Doug,

Hopefully the plan will be approve today, let us meet tomorrow to came up with a plan and mark the area that need to exposed for B1901108. Will 9:00 am work with you.

Emad Elmagraby, P. E., C.B.O., C.P.M.
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From: Doug DeLuca <ddeluca@federalcompany.com>
Sent: Wednesday, December 18, 2019 4:10 PM
To: Emad Elmagraby <Eelmagraby@arlingtonva.us>
Cc: Kimberly Kalaha <kkalaha@arlingtonva.us>
Subject: Re: 6122 le Hwy

EXTERNAL EMAIL

Hi Chief,
What times are available on your schedule? Do you need anything opened up?

Thank you,
Doug

Doug DeLuca
Sent from my iPhone

On Dec 18, 2019, at 1:01 PM, Emad Elmagraby <Eelmagraby@arlingtonva.us> wrote:

Doug,

Can we meet on site this Friday?

Emad Elmagraby, P. E., C.B.O., C.P.M.
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Best regards,
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Doug DeLuca
Sent from my iPhone

Begin forwarded message:

From: Emad Elmagraby <Eelmagraby@arlingtonva.us>

Subject: RE: Permits?

Date: May 20, 2020 at 5:20:11 PM EDT

To: Doug DeLuca <ddeluca@federalcompany.com>

Cc: Anthony Bean <abean@arlingtonva.us>, Michael Campbell <MVcampbell@arlingtonva.us>, David Greene <dagreene@arlingtonva.us>

Anthony,

Go ahead and active that permit, that was for a bathroom that need re-inspection.

Emad Elmagraby, P. E., C.B.O., C.P.M.

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From: Emad Elmagraby

Sent: Wednesday, May 20, 2020 4:38 PM

To: 'Doug DeLuca' <ddeluca@federalcompany.com>

Cc: Anthony Bean <abean@arlingtonva.us>; Michael Campbell <MVcampbell@arlingtonva.us>; David Greene <dagreene@arlingtonva.us>

Subject: RE: Permits?

We did active all permit except for one that was final, I need to check with you which one was it and if we need to re-activate it.

Anthony, what was the plumbing permit that was final?

Emad Elmagraby, P. E., C.B.O., C.P.M.

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From: Doug DeLuca <ddeluca@federalcompany.com>

Sent: Wednesday, May 20, 2020 4:19 PM

To: Emad Elmagraby <Eelmagraby@arlingtonva.us>

Subject: Fwd: Permits?

EXTERNAL EMAIL

Hi Emad,

Hope you are well. Just checking in to see if you were able to open the other permits so I can schedule the punch list?

Thank you,
Doug

Doug DeLuca
Sent from my iPhone

Begin forwarded message:

From: Doug DeLuca <ddeluca@federalcompany.com>
Date: May 18, 2020 at 12:50:47 PM EDT
To: Emad Elmagraby <Eelmagraby@arlingtonva.us>
Subject: Re: Permits?

Hi Emad,
Thank you for the email. I will need the following permits as well as the building addition opened to prepare for Final Inspection.
E1901071
M1900548
P1901124
P1901125
P1901604
P1901787
P1901861

Thank you so much,
Doug

On May 14, 2020, at 11:10 AM, Emad Elmagraby
<Eelmagraby@arlingtonva.us> wrote:

Everything is in the system, let me know which permits you want to activate?

<image001.png>

Emad Elmagraby, P. E., C.B.O., C.P.M.
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From: Doug DeLuca <ddeluca@federalcompany.com>
Sent: Thursday, May 14, 2020 10:40 AM
To: Emad Elmagraby <Eelmagraby@arlingtonva.us>
Subject: Permits?

EXTERNAL EMAIL

CAUTION : Are you expecting this attachment?

All the other Trade permits were taken out of the system.

<image002.jpg>

Doug DeLuca
Sent from my iPhone

Begin forwarded message:

From: Emad Elmagraby <Eelmagraby@arlingtonva.us>
Subject: RE: Update
Date: January 21, 2020 at 1:06:15 PM EST
To: Doug DeLuca <ddeluca@federalcompany.com>
Cc: "jferguson@beankinney.com" <jferguson@beankinney.com>

Thank you for the update.

Emad Elmagraby, P. E., C.B.O., C.P.M.
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From: Doug DeLuca <ddeluca@federalcompany.com>
Sent: Tuesday, January 21, 2020 1:05 PM
To: Emad Elmagraby <Eelmagraby@arlingtonva.us>
Cc: jferguson@beankinney.com
Subject: Update

EXTERNAL EMAIL

Hi Chief Elmagraby,

We have gained access to the property and have begun our inspection list and punch list. I am awaiting final installation of the new spiral stairs and owner suite entrance steps. In addition, per your request I will be digging 3 observation holes at each location requested. In addition, I have sent a demand to Vanessa HVAC who is working under another company's license to return and correct the return air and check all units.

I will update you on items next week.

Thank you,

Doug

Doug DeLuca

Sent from my iPhone

Begin forwarded message:

From: Emad Elmagraby <EElmagraby@arlingtonva.us>

Subject: Automatic reply: County Meeting

Date: October 21, 2019 at 9:38:49 PM EDT

To: Doug DeLuca <ddeluca@federalcompany.com>

I'm currently out of the office and I will be back Friday 10/25/19 . email, text or call me if needed.

Begin forwarded message:

From: Emad Elmagraby <EElmagraby@arlingtonva.us>

Subject: RE: Garage

Date: June 17, 2020 at 9:09:18 AM EDT

To: Doug DeLuca <ddeluca@federalcompany.com>

Contact the permit technician section to see if they can email it or if it is in On-Base.

We are close for the public, all our transaction are remotely

Emad Elmagraby, P. E., C.B.O., C.P.M.

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From: Doug DeLuca <ddeluca@federalcompany.com>

Sent: Wednesday, June 17, 2020 8:50 AM

To: Emad Elmagraby <EElmagraby@arlingtonva.us>

Subject: Garage

EXTERNAL EMAIL

Good morning Emad. Would it be possible to pick up the approved garage plans as they are still in the county.

Thank you

Doug DeLuca
Federal Construction Company, LLC
Federal Home, LLC

Begin forwarded message:

From: Emad Elmagraby <EElmagraby@arlingtonva.us>
Subject: 6122 Lee Hwy Revision
Date: November 26, 2019 at 9:13:48 AM EST
To: "Christopher M. Martin" <CMmartin@arlingtonva.us>, Doug DeLuca <ddeluca@federalcompany.com>
Cc: Shinaze Saleh <Ssaleh@arlingtonva.us>

Doug,

Chris Martin the plane review supervisor will send you an email with the reviewer comments, see you in Monday.

Sincerely

Emad Elmagraby, P. E., C.B.O., C.P.M.
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P1901124
P1901125
P1901604
P1901787
P1901861

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<image002.jpg>

Doug DeLuca
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From: Emad Elmagraby <Eelmagraby@arlingtonva.us>
Subject: 6122 Lee Hwy
Date: January 6, 2020 at 10:50:37 AM EST
To: Michael Campbell <MVcampbell@arlingtonva.us>, Romulo Dumo <rdumo@arlingtonva.us>, David Greene <dagreene@arlingtonva.us>, Doug DeLuca <ddeluca@federalcompany.com>

Begin forwarded message:

From: Emad Elmagraby <Eelmagraby@arlingtonva.us>
Subject: Fwd: 6122 Lee Highway

Date: January 10, 2020 at 8:35:16 PM EST

To: Doug DeLuca <ddeluca@federalcompany.com>

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From: Lynch, Thomas <tlynch@bradley.com>

Sent: Friday, January 10, 2020 4:48:53 PM

To: Emad Elmagraby <Eelmagraby@arlingtonva.us>

Subject: 6122 Lee Highway

EXTERNAL EMAIL

CAUTION : Are you expecting this attachment?

Emad,

Per our call this afternoon, attached are the two letters I referenced regarding the alleged installation of a structural beam in the Carriage House. I bring this to you attention for a couple reasons: (1) For purpose of the safety and structural integrity of the carriage house, I want the county to be aware that Deluca's engineer is asserting that a structural beam was installed (we have not seen evidence that it actually was) and we want to make sure that if it was installed that the beam actually does ensure the structural integrity of the building; (2) we are concerned about the authenticity of "Letter 2" given the similarity in form and substance between "Letter 1" and "Letter 2" .

Please let me know if you have any questions.

Tom



Thomas Ryan Lynch

Partner

e: tlynch@bradley.com w: bradley.com

d: 202.719.8228 f: 202.719.8328

Bradley Arant Boult Cummings LLP

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Begin forwarded message:

From: Emad Elmagraby <Eelmagraby@arlingtonva.us>

Subject: Re: Plan Review and Updates

Date: October 9, 2019 at 3:57:24 PM EDT

To: Doug DeLuca <ddeluca@federalcompany.com>

Cc: Charles Vernon <Cvernon@arlingtonva.us>

Yes, you need to submit for a revision, call me tomorrow to discuss.

Get [Outlook for iOS](#)

From: Doug DeLuca <ddeluca@federalcompany.com>

Sent: Wednesday, October 9, 2019 2:26:32 PM

To: Emad Elmagraby <Eelmagraby@arlingtonva.us>

Cc: Charles Vernon <Cvernon@arlingtonva.us>

Subject: Re: Plan Review and Updates

Hello Chief Elmagraby,

I am preparing to now. Is this what you were looking for? Should I prepare an amendment?

Thank you,

Doug

Doug DeLuca

Sent from my iPhone

On Oct 9, 2019, at 1:13 PM, Emad Elmagraby <Eelmagraby@arlingtonva.us> wrote:

Did you submit the revise plans for review?

Emad Elmagraby, P. E., C.B.O., C.P.M.

Field Services Section Chief

Arlington County Government

Dept. of Community, Planning, Housing and Development

Inspection Services Division

2100 Clarendon Blvd., Suite 1000

Arlington, VA 22201

TEL: 703.228.7094

TTY: 703.228.4611

Inspection Services Division is an IAS Accredited Building department

From: Doug DeLuca <ddeluca@federalcompany.com>

Sent: Wednesday, October 9, 2019 6:48 AM

To: Emad Elmagraby <Eelmagraby@arlingtonva.us>; Charles Vernon

<Cvernon@arlingtonva.us>

Subject: Plan Review and Updates

Chief Elmagraby and Supervisor Vernon,

Per you request after plan reviews the following has been noted.

Plan Updates

Building

Replacement of Rear Garage Roof

Garage Stair Reconfiguration

Garage Door Replacement

Removal of Bedroom Fireplace

Bedroom Wall

Laundry Room Wall

Side Portico Replacement

Kitchen Reconfiguration

Plumbing

Bedroom Bathroom Reconfiguration

Icemaker Line and Drain

Owner Suite Bathroom Reconfiguration

Gas lines to exterior lamps

Electrical

Additional plug in kitchen work table

Additional plug for wine storage

Irrigation plug

Low voltage light plug

2 Garage Plugs for exercise equipment

The following 5 County Permit Amendments will be submitted for updates per your request under 1 amendment.

- 1.) Replacement of Existing Rear Garage Roof
- 2.) Garage Stairs and Door
- 3.) Addition Roof Pitch
- 4.) Removal of Bedroom Fireplace
- 5.) Side Portico Replacement

Thank you for your time and consideration.

Best regards,
Doug
Doug DeLuca
Federal
Sent from my iPhone

Begin forwarded message:

From: Emad Elmagraby <EElmagraby@arlingtonva.us>
Subject: 6122 Lee Hwy Revision
Date: November 26, 2019 at 9:07:03 AM EST
To: Doug DeLuca <ddeluca@federalcompany.com>, Shinaze Saleh <Ssaleh@arlingtonva.us>, "Christopher M. Martin" <CMmartin@arlingtonva.us>, Michael Campbell <MVcampbell@arlingtonva.us>

Begin forwarded message:

From: Emad Elmagraby <EElmagraby@arlingtonva.us>
Subject: RE: 6122 le Hwy
Date: December 17, 2019 at 2:27:24 PM EST
To: Doug DeLuca <ddeluca@federalcompany.com>
Cc: Kimberly Kalaha <kkalaha@arlingtonva.us>, "juanita F. Ferguson" <jferguson@beankinney.com>

Building approved it.

Emad Elmagraby, P. E., C.B.O., C.P.M.
Field Services Section Chief
Arlington County Government
Dept. of Community, Planning, Housing and Development
Inspection Services Division
2100 Clarendon Blvd., Suite 1000
Arlington, VA 22201
TEL: 703.228.7094
TTY: 703.228.4611

Inspection Services Division is an IAS Accredited Building department

From: Doug DeLuca <ddeluca@federalcompany.com>
Sent: Tuesday, December 17, 2019 1:55 PM
To: Emad Elmagraby <EElmagraby@arlingtonva.us>
Cc: Kimberly Kalaha <kkalaha@arlingtonva.us>; juanita F. Ferguson <jferguson@beankinney.com>
Subject: Re: 6122 le Hwy

EXTERNAL EMAIL

CAUTION : Are you expecting this attachment?

Hi Chief,
Just checking in on the amendments that were turned in last week. I am also copying you and Mrs. Kalaha with the original photos showing what was existing and replaced.